

Applicant	Georgian Oaks, LLC.	
Request	Rezone from Residential Single Family/Duplex/Low Medium Density District (RD-15) to Planned Unit Development (PUD)	
Location	1600 SW 20 Street	
Legal Description	Acreage in 16-50-42	
Property Size	8.05 acres	
Zoning	RD-15	
Existing Land Use	Tree Nursery	
Future Land Use Designation	Residential Medium	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, Residential Uses	
Other Required Approvals	City Commission, by ordinance; Plat approval	
Applicable ULDR Sections	Planned Unit Development District (Sec. 47-37 – see Exhibit 1)	
Lot Density	4.3 units per acre	
Notification Requirements	Mail Notice to Property Owners within 300’; Sign Notice Along Roadways; and Newspaper Notice *Notice Requirements Pursuant Section 47-27.5 Rezoning and Change in Uses	
Action Required	Recommend one of the following: Approval, Rezone to a more restrictive zone or Denial.	
Project Planner Authorized By Approved By	Name and Title	Initials
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

Request:

Rezone an eight (8)-acre parcel of land from Residential Single Family/Duplex/Low Medium Density District (RD-15) to Planned Unit Development (PUD) and develop 35 single-family homes. The site is located north of SW 24 St., south of SW 20 St., east of SW 18 Ave. and west of SW 15 Ave. The site is also proposed to be platted. (See Case 9-P-03 on this agenda)

Project Description:

The project, to be known as Georgian Oaks at La Preserve, is proposed as a Planned Unit Development (PUD) on the site of a former landscape/tree nursery lying within the River Oaks Neighborhood. The PUD Zoning District “is intended to provide locations that allow development incorporating planning initiatives that achieve unique or innovative development that is not otherwise permitted under traditional zoning districts and development standards.” (ULDR Sec. 47-37.1)

The site plan provides a significant amount of open space within the development and groups the residential units on small lots, thus creating more compact building forms. All lots will front on a tree-lined private roadway which meanders around a green central open space area that allows several existing trees to be preserved. As a public improvement, the applicant will convey one (1) acre of land to the City to be used as a public park. In addition, the applicant will also create a voluntary wetlands area immediately north of the proposed park area, which will be planted with native wetland species. A conservation easement will be placed over the wetlands and will preserve the wetlands in perpetuity.

The typical lot size proposed is a minimum of 5,000 s.f. As a comparison, the existing RD-15 Zoning District permits lot sizes of 3,000 s.f. per unit for cluster dwellings and duplexes and requires 6,000 s.f. for single-family dwellings. Lot widths of 50 feet are proposed while new subdivisions in RD-15 typically require 75 feet. These reductions are compatible with existing single-family lots in the area. Front yard setbacks are proposed at 20 feet rather than the typical 25 feet to bring the houses closer to the street. These reductions will allow the applicant to convey the full acre of property to the City for park purposes.

The proposed houses will all be buffered from existing homes surrounding the site with either landscape easements, a wetland preserve or a linear park. The landscape easements range between eight (8) and ten (10) feet in width and will contain relocated trees from the nursery, providing a continuous landscape buffer around the lots. These landscape areas will be maintained by the future Georgian Oaks Homeowners’ Association.

Georgian Oaks will have five (5) different models all of which will contain traditional southern architectural features. These include front porches located close to sidewalks, encouraging interaction with the street and neighbors.

The subject site is surrounded by mostly residential, with commercial, churches and marinas located on the outer edge of the River Oaks area. The properties to the south, east and west of the area are single family residential and are zoned RD-15. This zoning district allows single family, duplexes, zero lot line and cluster homes. The proposed single family units are compatible with the area.

Proposed Park and Right-of-Ways:

As stated above, the applicant will convey one (1) acre of land to the City for park and recreational uses. The proposed park site is located at the southern portion of the property and contains mature trees and native vegetation. In addition, on the east side of the Georgian Oaks site, the applicant will purchase a 13-foot strip of surplus land from the City that will function as a buffer yard for the development. The City Charter, Article VIII, Public Property, Section 8.04

states that the City is authorized to "...exchange, deed or convey portions of publicly owned land...to private persons, in consummating a transaction whereby the City of Fort Lauderdale acquires property needed in connection with a public improvement or a public use." Conveyances of these two properties are in process.

On the west side of the Georgian Oaks site, there is a 25-foot wide, unimproved dedicated right-of-way that will be developed to better serve pedestrians for right-of-way use. The applicant will plant trees and a variety of landscaping within the 25-foot right-of-way and install a meandering sidewalk from SW 20 St. on the north to the proposed one (1)-acre park on the south

A 30-foot right-of-way on the north side of the property along SW 20 Street will also be dedicated by plat for public use.

Parking and Traffic:

A parking study was not required since the development will not generate more than 1000 trips per day.

Public spaces in the form of back out parking onto SW 24 Street, is proposed exclusively for the park. These seven (7) spaces will be constructed by the applicant per ULDR standards. According to ULDR Sec. 47-20, parking space requirements for open space areas are one percent (1%) of the square footage of the park. This park will be approximately 43,560 s.f. in size, which will require five (5) parking spaces. Thus, two (2) extra spaces are provided. Back out parking is permitted into public rights-of-way on minor residential streets.

Georgian Oaks will contain a private road meandering around a large landscape island. The development's internal roadway begins as an extension of SW 23 Street, which then turns north until splitting into a "Y" type intersection and looping around the large open area. In order to preserve as much landscaping and green space as shown on the landscape plan and to create a close-knit neighborhood feel, the two-way internal roadway is designed with a curvilinear street that discourages high vehicular speeds. City staff and the fire department have determined that the roadway provides sufficient access for sanitation, fire and safety trucks and vehicles.

Sidewalks will be provided throughout the site and along external roadways (where sufficient right-of-way exists) for pedestrian use. The sidewalks within the development are placed up against the roadway with street trees and landscape areas closer to the homes allowing for greater visibility when traveling along the roadway. Southwest 23 Street east of the site will be extended and upgraded with sidewalks, street trees and an exfiltration trench drainage system providing greater stormwater retention and disposal.

Compliance with the PUD District (Sec. 47-37):

Conditions for PUD Rezoning (47-37.3)

The application complies with the conditions for PUD Rezoning.

Uses Permitted (47-37.4)

Uses permitted within the PUD district are established at the time of rezoning. This PUD project will consist of thirty-five (35) two-story dwellings with five (5) different models.

Application Requirements (47-37.5)

The applicant has submitted a narrative outlining the general design concepts and the unique design aspects of the development. See **Exhibit 2, Page 2** for these narratives.

Criteria (47-37.7)

The unique design aspects of this development achieve some of the goals of the PUD district as follows:

1. Creates compact building forms which utilize land resources more efficiently.
2. Preserves natural resources by retaining large native trees and creating open spaces and wetland.
3. Provides pedestrian walkways.
4. Brings houses closer to the street which encourages interaction with the neighboring properties.

Due to the long, narrow shape of the property, there are significant development constraints under the existing RD-15 Zoning District regulations. Specifically, if the 75-foot width were followed and the standard roadway width applied, less lots would be generated and the park dedication would not be feasible.

For additional criteria provided by the applicant, see **Exhibit 2, Pages 3 and 4**.

Adequacy:

See **Exhibit 3** provided by the applicant.

Comprehensive Plan Consistency:

This project is consistent with Future Land Use Element, Objective 19 which states: "In existing neighborhoods, development shall be compatible with present neighborhood density and with specific plans for redevelopment and revitalization." It is also consistent with the Housing Element, Goal 1, which is to "Preserve, enhance, and revitalize the City's existing neighborhoods." The applicant states that the project is consistent with the Housing Element in the City's Comprehensive Plan in that it will: a) enhance and revitalize the single family neighborhood of which it is a part; b) improve the quality of the existing housing stock in the City, especially in the southwestern portion; c) provide safe and adequate housing for the residents; and d) develop property minutes from the downtown urban core.

Staff believes the project is consistent with three (3) of the Housing Element purposes which include 1) enhancing and revitalizing single family neighborhoods, 2) improve the quality of the existing housing stock, and 3) provide safe and adequate housing for all residents.

Staff Determination:

The development complies with the intent of the PUD district in that it is an innovative development plan not otherwise permitted in the ULDR. It will preserve and create large areas of open space, landscape buffers and a wetlands area on-site. The applicant has not only agreed to convey a one-acre tract of land for public park purposes but also to landscape and install a meandering sidewalk on an unused 25-foot dedicated City right-of-way and dedicate a 30-foot right-of-way parcel to the City. Georgian Oaks will enhance the River Oaks community and will contribute to the overall revitalization and positive image of this area.

Should this project be approved, the following conditions are recommended:

1. Ownership of the 13-foot wide City owned surplus section lying east of the site shall be obtained by the applicant prior to submittal to City Commission.
2. The dedication of the stated southwest portion of the site, consisting of 1 acre, to the City of Fort Lauderdale for Park use prior to submittal to the City Commission.
3. Recordation of the approving ordinance in Broward County records at applicant's expense.
4. Final DRC sign off.

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.
2. If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.